

CITY OF JONESTOWN
Comprehensive Plan Update, 2005-2015

Prepared for:

City of Jonestown
18649 FM 1431 Suite 4-A
Jonestown, Texas 78645

By:

Espey Consultants, Inc.
3809 South 2nd St., Suite B-300
Austin, Texas 78704

EC Project No. 5023

FINAL DRAFT - April 7, 2006

City of Jonestown Final Draft Passed September 28th, 2006.

T (512) 326-5659
F (512) 326-5723

www.espeyconsultants.com

TABLE OF CONTENTS

1.0	INTRODUCTION.....	4
1.1	PURPOSE OF THE COMPREHENSIVE PLAN	4
1.2	MAJOR THEMES OF THE COMPREHENSIVE PLAN	4
1.3	USE AND ORGANIZATION OF THE PLAN.....	5
1.4	PLANNING PROCESS.....	6
1.5	IMPLEMENTING THE PLAN.....	6
2.0	BASELINE ANALYSIS	8
2.1	HISTORICAL BACKGROUND	8
2.2	RELATIONSHIP TO THE REGION.....	8
2.3	STUDY AREA	9
2.4	PHYSICAL CHARACTERISTICS.....	9
2.5	TOPOGRAPHY.....	9
2.6	SOILS	10
2.7	SIGNIFICANT WATER BODIES	10
2.8	FLOODPLAIN	10
2.9	MAN-MADE FEATURES.....	10
2.10	EXISTING DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS.....	11
2.10.1	Population Characteristics.....	12
2.10.2	Population	12
2.10.3	Demographics	13
2.10.4	Economics	14
2.11	EXISTING LAND USE	15
2.11.1	Land Use Districts.....	15
2.12	EXISTING LAND USE ANALYSIS.....	18
3.0	FUTURE LAND USE PLAN	20
3.1	INTRODUCTION	20
3.2	GOALS OF THE FUTURE LAND USE PLAN.....	20
3.3	LAND USE POLICIES AND PROGRAMS.....	21
3.4	THE FUTURE LAND USE MAP	24
4.0	PARKS, RECREATION AND OPEN SPACE	29
4.1	INTRODUCTION	29
4.2	PARKS AND RECREATION MASTER PLAN POLICIES.....	29
4.3	INVENTORY OF PARK AND RECREATION FACILITIES	31
4.4	PARKS AND RECREATION PRIORITY NEEDS	31
4.5	PARK AND RECREATION FACILITY DEFICIT / SURPLUS	32
4.6	IMPLEMENTATION.....	33
5.0	ECONOMIC DEVELOPMENT	35
5.1	INTRODUCTION	35
5.2	ECONOMIC DEVELOPMENT POLICIES AND PROGRAMS.....	35
6.0	CITY FACILITIES	36
6.1	EXISTING CITY-OWNED FACILITIES	36
6.2	EXISTING CITY-OWNED LAND	37
6.3	PRIORITY NEEDS	37
6.4	SHORT TERM NEEDS (1-3 YEARS)	37
6.4.1	Police Department and EMS	37
6.5	LONG TERM NEEDS (4-10 YEARS)	38
6.5.1	City Hall.....	38
6.5.2	Library/Civic Center	38
6.6	STRATEGIES FOR CITY FACILITIES	38

6.6.1	Strategy 1 – “Stay Put”	38
6.6.2	Strategy 2 – “Actively Seek Land for a New Complex”	38
6.6.3	Strategy 3 – “Look for Potential Public/Private Partnerships”	38
6.6.4	Strategy 4 – “Renovate the Plaza”	39
6.6.5	Funding Strategies.....	39
6.7	CITY FACILITIES POLICIES AND PROGRAMS.....	39
7.0	IMPLEMENTATION	41
7.1	COMMUNICATION.....	41
7.2	ORDINANCES.....	41
7.3	LEVERAGE OF PUBLIC FUNDS	42
7.4	THE PLANNING AND ZONING COMMISSION	42
7.5	ANNEXATION PLAN.....	42
7.6	CCN APPLICATION	42
7.7	IMPACT FEE ASSESSMENT.....	43
7.8	PLAN REVIEW AND UPDATE.....	43
7.9	INTERGOVERNMENTAL AND REGIONAL COOPERATION	43
7.10	IMMEDIATE PRIORITIES	44
7.11	QUESTIONS, COMMENTS, MORE INPUT	44

Appendix - Community Issues Survey

1.0 INTRODUCTION

All plans must start with a Vision for what the city wants to become. The community of Jonestown will aspire to the following Vision during the period of 2005-2015:

Jonestown is a lakeside community nestled at the gateway to the Hill Country and is recognized as a special place with great neighborhoods and thoughtfully planned development. The diverse citizens are involved in their community and its planned growth and are creative in spirit. They value the natural and cultural resources of the village's environment and are responsible stewards of the water, land and community entrusted to them.

The Jonestown Comprehensive Plan strives to consolidate a coherent vision of the City's future from the visions of a diverse population. It integrates the desires and needs of the City's residents, businesses, neighborhoods, and officials into a strategy for managing change.

The Comprehensive Plan is the primary tool for guiding the future development of the City. On a daily basis the City is faced with tough choices about growth, housing, and transportation. A Comprehensive Plan provides a guide for making these choices by describing long-term goals for the City's future as well as policies and programs to guide day-to-day decisions.

1.1 PURPOSE OF THE COMPREHENSIVE PLAN

The Jonestown Comprehensive Plan contains the City's official policies on land use and urban design, transportation, housing, historic preservation, environment, economic development, town center, parks and recreation, and city facilities. Its policies apply to both public and private properties. Its focus is on the physical form of the City.

The Plan is used by the City Council to evaluate land use changes and to make funding and budget decisions. It is used by City Staff to regulate building and development and to make recommendations on projects. It is used by citizens to understand the City's long-range plans and proposals for different areas in the City. The Plan provides the basis for the City's development regulations and the foundation for its capital improvements program.

1.2 MAJOR THEMES OF THE COMPREHENSIVE PLAN

The Jonestown Comprehensive Plan has four major themes, summarized here.

- **We will preserve and Build Upon Character**

Jonestown is proud of its history and its environment. The population will at least double over the next 10 years, and this will change the face of Jonestown. Newcomers will represent the majority of Jonestown residents and will require new services. As our first priority, these services should be provided in such a way that the small town character of Jonestown is preserved while protecting our lake and hill country environment.

- **We will effectively manage economic growth**

Jonestown will grow. Its location on FM 1431 and its proximity to a major metropolitan area and several fast-growing communities will impact the growth of Jonestown. These factors alone will provide economic opportunities for the residents and business owners of Jonestown. Future business development must be compatible with the community goals, and will not detract from the quality of the environment and community.

- **We will work to improve the Transportation System**

FM 1431 is the primary roadway that Jonestown residents travel for business and personal needs. Although local streets do serve some local traffic, a more sophisticated thoroughfare plan and/or transportation analysis is necessary for Jonestown to fully understand its options for local access, mass transit access, and connectivity improvements. Topography limits access to many properties along 1431, and plans for 1431 as a Major Urban Arterial will change the access and function of FM 1431 in the future. Managing the impact of new development on traffic patterns will require careful consideration in the near future.

- **We will Manage Growth in a way that is Compatible with our Vision**

Jonestown's pattern of commercial development has been linear (also referred to as strip development). Having experienced the undesirable results of this approach, without construction guidelines, the community has developed a sign ordinance and a zoning district with strict construction guidelines. The community also desires a different development to compliment our existing commercial development pattern. That pattern will be a nodal pattern, creating clusters of businesses in a few areas of the community off of FM 1431, that adopt the same stringent design guidelines of the FM 1431 Corridor zoning district and sign ordinance. Wastewater service has been traditionally handled on-site, and more recently through improved technologies and "package" wastewater treatment plants to serve newer, large developments. Clustered, nodal development lends itself to increased density and minimal footprint, which are generally better served by a non-contiguous community service collection system. Ultimately, from an environmental perspective, it will be in the City's best interest to enable a cohesive system built incrementally but eventually effectively serving most of the community.

1.3 USE AND ORGANIZATION OF THE PLAN

Jonestown's Comprehensive Plan Update is to be used by all members of the community, as well as any other person or organization interested in the future of the City.

A key concept in the Plan is the idea of a Vision for Jonestown — a shared dream of Jonestown in the future. The vision is not a binding goal; however the long-term idealistic thinking embodied in the vision statement was the foundation of the development of the Plan. City staff and elected officials should continue to review the Plan to fully understand the policies and programs that will help the City to achieve its Vision for the future.

Comprehensive Plan Elements

The Elements of the Plan share a common format and use similar terms and references. Most Elements contain background information on specific subjects to make the Comprehensive Plan more useful as a reference document and to provide the technical basis for its policies and programs. Elements contain maps and figures that provide current information about the City, or graphic illustrations of the City's policies for specific geographic areas, or the major proposals for transportation or economic development.

The elements of this plan include the following:

- Baseline Analysis
- Future Land Use
- Parks and Recreation
- Economic Development
- City Facilities
- Implementation

Each Element includes goals, policies and programs that are the essence of the Plan and are to be consulted to guide decisions on a wide range of issues. As you use this Comprehensive Plan, keep in mind that the goals, policies and programs are just as important as the maps in making land use and development decisions. To be consistent with the Plan, a project must not only follow the guidelines of future land development ordinances and the future land use map, but it must also meet the intent of the Plan's policies. The Baseline Analysis is an exception – there are no policies in this section. The Baseline Analysis section contains information on demographics, current land use and other important information that will serve as a base of understanding for the remainder of the Comprehensive Plan Update.

The meaning of goals, policies and programs is described below.

- *A Goal is a general end towards which the City will direct effort.*
- *A Policy is a specific statement of principle or of guiding actions that implies clear commitment but is not mandatory.*
- *A Program is an action, activity, or strategy carried out in response to an adopted policy to achieve a specific goal or objective.*

1.4 PLANNING PROCESS

The Jonestown City Council elected to hire the consulting team of Espey Consultants and Pegasus Planning and Development to assist the City with updating its existing Comprehensive Plan, which was developed in 2002. The City Council of Jonestown appointed a Steering Committee composed of residents and business owners living in the area. The consulting team conducted an Existing Land Use Analysis and then worked with Steering Committee to develop the City's Current Land Use Map (this map may be modified after more extensive analysis of land conditions and building requirements). A survey was developed and posted online. Sixty survey responses were tabulated and presented to the Steering Committee along with an in-depth Baseline Analysis that portrays how Jonestown compares to several benchmark communities (i.e., Cedar Park, Lago Vista, and Leander) on several demographic and economic variables. EC then led a community-wide visioning exercise where approximately 35 people from the area attended. At this workshop, the community divided into several groups to discuss the Vision and the Future Land Use Plan. Comprehensive Plan Policies were developed based upon the quantitative comparisons, community input and consultant observation.

1.5 IMPLEMENTING THE PLAN

This Plan Update includes an **Implementation Chapter** that identifies specific actions to be taken to carry out the Plan. The Implementation Chapter is intended as a description of the steps to be taken in order to achieve the Plan's goals.

The Comprehensive Plan will be implemented through the actions of the private sector, City Staff, the Planning and Zoning Commission, and the City Council. Plan policies will be carried out through the adoption and revision of ordinances, through annual budgeting and capital improvement programming, and through decisions on future development proposals.

Planning for the future of Jonestown does not end with the adoption of this document. It is important to continue the steps necessary to bring forth the vision of the Plan. The Plan is intended to be a living document, to grow and change as local conditions change. As such, the Plan must be a flexible document and it may, at times, be necessary to amend the Plan. While most amendments change the land use

designation of a particular property, any part of the Plan may be amended as circumstances change. Only through continuing to use, evaluate and amend the Plan can Jonestown reach towards the vision sought by all the dedicated people who contributed to the development of the Plan.

2.0 BASELINE ANALYSIS

The Baseline Analysis section of the Comprehensive Plan Update is intended to provide a base level of understanding of some of the key demographic, economic, and land use issues in Jonestown. The following components will help in the development of other aspects of this plan:

- Historical Background
- Relationship to Region
- Existing Demographic and Economic Characteristics
- Physical Characteristics
- Existing Land Use

The primary objective of the Baseline Analysis is to document current conditions, and to identify opportunities and constraints that Jonestown must consider in shaping its future form and character.

2.1 HISTORICAL BACKGROUND¹

The City of Jonestown is located on FM 1431 in northern Travis County, Texas, approximately 20 miles northwest of the City of Austin, and nine miles west of the intersection of U.S. 183 and FM 1431, in the heart of one of the fastest growing population areas in Texas. Often referred to as the "Gateway to The Hill Country," the City of Jonestown offers the amenities of a country lifestyle, combined with a location convenient to Austin.

Jonestown has existed as a populated rural community since it was originally settled by the Jones brothers, Emmett and Warren in the late 1930's. Around 1940, Warren built the first commercial structure in what is now Jonestown. When Mansfield Dam was increased in height, and Lake Travis was filled, the development of Jonestown as a lake resort became possible.

The widening and straightening of FM 1431 to Highway 183 in 1982 enhanced this population change and provided a most eye-pleasing Farm to Market Road where people come to start the tour of the Highland Lakes.

Begun at first as a haven for weekend fishermen and boaters, more and more people built their permanent residence here and commuted to work in Austin. A few fishing cabins still remain, but large, new homes are being built on estate lots in gated communities, many with lake-front or lake views.

The City of Jonestown was incorporated as a General Law City in 1985, as did other small towns around the area, in response to the City of Austin's aggressive move to incorporate the Colorado River bed as far as Marble Falls. It rapidly grew from an incorporated population of 683 in 1988 to a population of 1,681 as reported in the 2000 Census. It is estimated at over 2000 at present time.

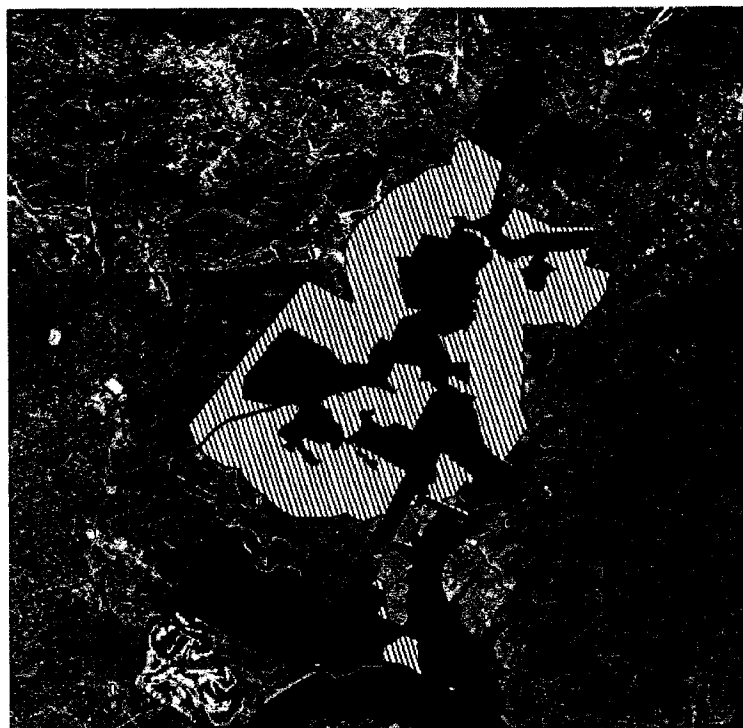
2.2 RELATIONSHIP TO THE REGION

Jonestown is located twenty miles northwest of Austin in northwestern Travis County and surrounded by other growing cities such as Cedar Park, Leander, Round Rock, and Lago Vista.

Just off of Farm Road 1431 and Lake Travis, Jonestown is in the midst of many surrounding changes and area developments. The surrounding Williamson County cities are considered some of the fastest growing cities in Texas. According to the United States Census Data, Williamson County ranks number three for having the greatest population change from 2000 to 2003 with 21.5%.

2.3 STUDY AREA

The Study Area includes the city limits and current Extra-territorial Jurisdiction (ETJ¹) of the City of Jonestown. For the purposes of this Plan, several different areas are evaluated. The City Limits (2004) comprises an area of approximately 5.3 square miles, and is shown in red on the Study Area Illustration below. The statutory one-half mile ETJ boundary and boundary agreement areas with neighboring communities, encloses an area of approximately 4.1 square miles, and is shown in orange hatch on the illustration below. Areas outside the current ETJ may become part of another municipality's jurisdiction depending on future annexations.



2.4 PHYSICAL CHARACTERISTICS

The present-day Jonestown city limits extend from the Sandy Creek Arm of Lake Travis at Jones Brothers' Park to uplands offering great views of the lake and surrounding Hill Country.

2.5 TOPOGRAPHY

Elevations range from 681 feet above mean sea level at Lake Travis normal pool elevation to over 1100 feet MSL on the western edge of the planning area. The terrain is hilly, with numerous areas of slopes over 15%. The hilly terrain and rocky soils make most construction difficult and expensive. Predominant

vegetation in the area is scrub oak, spanish oak, red oak, live oak and ash juniper, with grasses and other plants proliferating dependent on localized soil and slope characteristics.

2.6 SOILS

Jonestown is situated near the edge of the Edwards Plateau, where the Colorado River approaches the Edwards Limestone outcrop area. The soils of the planning area are classified mostly as the Tarrant and Brackett soils group, with mixed Alluvial and Volente soils found in more isolated areas. These soils are not well suited for cultivation, but serve better the uses of wildlife habitat and recreation. The soils are generally shallow, and cover interbedded limestone and marl bedrock. The underlying bedrock is generally the Glen Rose Limestone. Although some outcropping of the Edwards Limestone appears as a high cap rock, no Edwards Aquifer recharge zone is recognized in this area. Soils maps and descriptions as published by the Soil Conservation Service, U.S. Department of Agriculture, offer a more detailed description.

2.7 SIGNIFICANT WATER BODIES

Lake Travis is one of Central Texas' and Jonestown's most valued treasures. Lake Travis is 63 miles long and its maximum width is 4.5 miles. The lake covers 18,929 acres, and its capacity is 1,953,936 acre-feet. The lake is considered full at an elevation of 681.1 MSL. At this elevation the lake contains 382,092,882,600 gallons of water. There are 270 miles of shoreline around the lake. It has a maximum depth of 210 and an average depth of 62 feet. The lakes historic high level is 710.4 feet on December 25, 1991. Its historic low level is 614.2 feet msl on August 14 1951. Lake Travis was created by the impoundment of the Colorado River at Mansfield Dam (constructed 1937-41). The dam is 266.41 feet high.

2.8 FLOODPLAIN

Portions of the City of Jonestown like within Zone A designations of the National Flood Insurance Program, FIRM Map Panel numbers 48453C0802F and 48453C0804F (dated April 15, 2002) and 48453C0320E, 48453C0275E, and 48453C0280E (dated June 16, 1993). The Federal Emergency Management Agency (FEMA) is currently restudying Travis County floodplains, and newer information is expected to be released in 2006.

2.9 MAN-MADE FEATURES

FM 1431

This major four-lane State Farm to Market road runs from I-35 towards Lago Vista, Marble Falls, Kingsland and points further west. This heavily traveled roadway (approximately 11,000 vehicles traveled this road daily in 2003, per TxDot) has had an enormous impact on Jonestown's growth through the years. TxDot has plans to make adjustments and improvements along FM 1431 from Cedar Park to Lago Vista. Some of these improvements are underway in Cedar Park and will continue westward. Additional right-of-way will likely be needed to make these improvements. A signal light exists on FM 1431 in Jonestown at Nameless Road and a flashing light exists at Park Drive/Jonestown Street. TxDot has several criteria that need to be met before additional signals may be placed on the state managed roadway.

Nameless Road

This 2-lane collector road runs from FM 1431 at the easternmost city limits towards Leander and Liberty Hill. This will continue to be a residential growth corridor. This growth will ultimately impact Jonestown and create business development opportunities in trying to meet the demands of a burgeoning population.

2.10.1 Population Characteristics

Understanding and agreeing upon a base population figure and a projected population are two of the most critical decisions to make in developing a comprehensive plan. The City must know how many people to expect within its city limits and Extraterritorial Jurisdiction (ETJ) to effectively plan for growth. It is especially difficult to reach an agreed-upon population projection for a community like Jonestown that is just 20 years old and has very little historical population growth to use in making projections.

2.10.2 Population

Jonestown's population grew from 683 persons in 1988 to 1,681 in 2000. As Table 1 illustrates, the City's population grew 34% from 1990 to 2000 (an average annual growth of 3.5% per year). Cedar Park, Leander and Lago Vista all grew at a much faster rate during this time period. According to Census data, Jonestown's population grew at a slower rate (an average annual growth of 1% per year) from 2000 to 2004 – again well behind the faster growth of neighboring cities.

Table 1: Population

CITY	1990	2000	% Change (90-'00)	2004	% Change (00-'04)
<i>Jonestown</i>	1,250	1,681	34%	1,744	4%
<i>Cedar Park</i>	5,161	25,776	399%	37,614	46%
<i>Leander</i>	3,398	7,352	116%	11,987	63%
<i>Lago Vista</i>	2,199	4,486	116%	5,463	22%

The City's population density is largely influenced by the absence of centralized sewer and the rough terrain that makes it prohibitive to build in many areas in Jonestown. Table 2 below illustrates the relative population density in 2000 among the benchmark communities.

Table 2: Population Density (2000)

Variable	Jonestown	Leander	Cedar Park	Lago Vista
Population	1,681	7,596	26,049	4,507
Square Miles (land)	4.69	7.47	16.97	9.36
Population per square mile	358.05	1,016.19	1,534.97	517.3

Source: US Census

It is important for Jonestown to understand what the City's population is projected to reach. The population projections below illustrate three scenarios of how the population could grow. Note in Table 3 below that in 2003, Scenario #2 and #3 have a higher population number than Scenario #1. The reason for this is that #2 and #3 figures are based on water connections². The projected population for #1 assumes the same population growth trends evident in the historical census data. Scenarios #2 assumes an average annual growth rate of 2.9% (this trend is indicative of the historical growth of water connections).

Scenario #3 assumes the same average annual growth rate as #2 but also includes new residential units from the Hollows that should be occupied by 2010.

Scenario #3 is clearly the most accurate population projection and may still be too conservative. For example, this does not include any additional large residential developments and does not assume any increased density in other areas of Jonestown. **Therefore, for the purposes of planning, the City's population is projected to grow beyond 5,000 by 2015.**

Table 3: Population Projections

Scenarios	1990	2000	2003	2005	2010	2015	2020
#1	1,250	1,681	1,735	1,789	1,887	1,991	2,101
#2	1,250	1,681	1,828	1,934	2,214	2,536	2,903
#3	1,250	1,681	1,828	1,934	3,414	3,910	4,476

1- Census projection assumes average annual increase of 1.5% .

2- JWSC projection assumes average annual increase of 2.9%.

3- Assumes JWSC annual increase, 600 new units at Hollows by 2010, and 2.4 p/hh

2.10.3 Demographics

Jonestown's demographics are changing. Table 4 illustrates how the percent of those residents over 65 years of age has changed from 1990 to 2000. Every community that was examined (including Jonestown) decreased in its overall share of older residents from 1990-2000. It is worth noting that Jonestown has a significantly smaller percentage of residents over 65 years of age than Lago Vista. Twenty percent of Lago Vista's residents are over 65 years of age – compared with only 7% in Jonestown.

Table 4: Percent Over 65 Years of Age

CITY	1990	2000
<i>Jonestown</i>	8%	7%
<i>Cedar Park</i>	5%	4%
<i>Leander</i>	6%	4%
<i>Lago Vista</i>	23%	20%

Table 5 illustrates how the median household income changed from 1990 to 2000. The median household income increased in every community that was examined (including Jonestown) – and went up sharply in Cedar Park (from \$33,446 in 1990 to \$67,527 in 2000). The percent increase in Jonestown (72%) from 1990 to 2000 was on par with the growth in Leander and slightly above Lago Vista. Nevertheless, Jonestown's median household income is still significantly below the other cities.

Table 5: Median Household Income

CITY	1990	2000	% Change (90-'00)
<i>Jonestown</i>	\$25,107	\$43,167	72%
<i>Cedar Park</i>	\$33,446	\$67,527	102%
<i>Leander</i>	\$31,089	\$53,504	72%
<i>Lago Vista</i>	\$35,779	\$57,527	61%

2.10.4 Economics

Understanding the health of a community provides insight into how competitive the community is with benchmark communities. The cost to build or do business in a community is also indicative of a community's competitiveness.

The property tax rates listed in Table 6 below do not include special taxing jurisdictions so that an analysis of rates can be made looking at the largest taxing entities for each city (City, School District and County). Cumulative property tax rates in Jonestown are on par with other communities in Central Texas.

Table 6: Property Tax Rates (2004)

2004 Tax Rate	Austin	Jonestown	Cedar Park	Leander	Lago Vista
City	\$0.4430	\$0.6255	\$0.51807	\$0.548291	\$0.6990
ISD	\$1.6230	\$1.75 (1)	\$1.75	\$1.75	\$1.7100
County	\$0.4993	\$0.4993	\$0.466157	\$0.466157	\$0.4993

(1) Leander School District is 1.75 and Lago Vista School District is 1.705

Sales tax rates are a combination of city and state sales tax rates. Combined rates cannot exceed 8.25%. The State's rate is 6.25%, so city's can adopt up to a 2.0% rate. All of the cities listed in Table 7 below have a combined rate of 8.25%. However, Leander, Lago Vista and Jonestown all have 1.0% sales tax devoted to the Austin Metropolitan Transit Authority (MTA, or CapMetro). Cedar Park withdrew from the Austin MTA so that they could adopt the 1% for their own purposes instead of that revenue going to the MTA. According to 2000 Census data, only one percent (1%) of the city's population used public transportation. It may be worthwhile to critically examine whether it makes sense for Jonestown to continue to participate in the MTA district. If Jonestown were to pull out of this district, then the City could adopt the additional 1% sales tax for its own purposes. On the other hand, many residents may rely on the services provided by CapMetro.

Not every item for sale is subject to sales tax. Table 7 illustrates the total amount of taxable sales per capita. Although all the cities have much larger sales tax revenue than Jonestown, the City's sales per capita is clearly above the city of Lago Vista and very close to Leander. This demonstrates that there is a strong market for the existing services provided in Jonestown, and that there is likely room for more services which are not being provided in surrounding communities.

Table 7: Sales Per Capita

Year	Jonestown	Cedar Park	Leander	Lago Vista
1991	\$2,432	\$8,961	\$1,463	\$1,544
2000	\$2,279	\$6,330	\$3,932	\$2,016
2003	\$2,398	\$5,874	\$2,492	\$1,660

Source: Pegasus Planning and Development, LLC

Based on total sales that are subject to state and local sales tax

2.11 EXISTING LAND USE

The purpose of identifying and mapping the Current Land Use is to determine where certain uses exist in Jonestown and what percentage each land use comprises. This initial assessment will assist the community in understanding how the community is growing and where there are opportunities for future growth.

Consultants developed the city's current land use inventory. Every parcel of land within the study area was given a land classification for how the land is currently being used, based initially upon 2003 land use data from the City of Austin, which included Jonestown, and windshield-survey

2.11.1 Land Use Districts

Each property was identified and color-coded based on the following categories (which are not intended to reflect exact Jonestown Zoning Districts):

Park/Open Space District

Areas designated as public (although not necessarily owned by the public) parkland or open space, and any areas intended for this purpose in the future. Areas designated as preserve land and any areas intended for this purpose in the future.

Single Family District

Includes activities that occur in residential uses, site-built structures, ownership characteristics, or the character of the development, for low and medium density uses (i.e., less than 4 units per acre).

Manufactured Housing

Residential use in structures that are manufactured off-site and transported to-site, as defined by the U.S. Department of Housing and Urban Development.

Multi Family District

This district includes residential uses at a density of greater than 4 units per acre.

Institutional / Public Use District

Areas owned by the city, county, school district, state, or church (e.g., City Hall, fire station, school buildings, library, storage sites, and cemeteries). This does not include railroad right of ways.

Commercial District

These areas typically allow for commercial amusements, building materials yards, automobile garages and sales lots, automobile body repair, warehouses, telecommunications/broadcasting towers and facilities, wholesale establishments, and the sale of used merchandise and welding shops. Also includes retail uses, such as grocery stores, pharmacies, personal service shops (i.e., hair salons, dry cleaners,

tailors, florists, etc.), day care centers, small restaurants and cafes, a few convenience stores with gasoline sales, a farmers market, a car wash, grocery stores, restaurants, large bookstores and similar establishments. Large retail establishments include shopping malls, large single-tenant retail users, motels and hotels. This district also includes professional and administrative offices, such as doctors, dentists, real estate, architects, banks/financial institutions accountants, secretarial service, etc

Industrial District

Areas might include light industry which entails unenclosed operations or storage, light industry with limited external effects or light industry with no outdoor storage (e.g. industrial park)

Undeveloped

Land that had previously been developed (i.e., has road and utility infrastructure) but currently has no structure or use on the property, or that has never been developed and may be currently used for agricultural purposes.

Transportation / Utilities

Areas that include roads, highways, railroad, and utility easements greater than 50' in average width.

EXISTING LAND USE MAP

2.12 EXISTING LAND USE ANALYSIS

Land Uses were analyzed for areas within the current (2005) city limits and ETJ. This analysis relates the relative supply of uses to the current population, which assists in the designation of future land uses. It is important in land use planning to achieve a healthy balance of land uses, so that the community has options for conducting local business, selecting housing types, utilizing park and recreation facilities, and diversifying its tax base. Generally speaking, a city is "healthier" when it can supply enough land in various use classifications to be relatively self-sufficient for its residents needs and efficient in delivering services. The benchmark ratios are derived from studies of other Texas communities which offer a healthy mix of land uses, do not exhibit static or declining populations, and offer low ad valorem tax rates. The following table describes the current distribution of land uses in the city's jurisdictions and a benchmark ratio to describe a target range for planning purposes. For a given land use, a ratio under the benchmark indicates that more of the use could benefit the city. Conversely, a ratio above the benchmark indicates that the given land use is well- or overly-represented relative to other uses and that there may be an issue of over-reliance on a given land use to fund city services. While this method is quantitative in nature, it is not meant to be definitive, and should always be observed in conjunction with qualitative assessments about the city's growth pattern and major issues such as the preservation of Jonestown's small-town character and natural environment.

Existing Land Use (2005) Within the City Limits
Source: Espey Consultants, 2005

EXISTING LAND USE DISTRICT	AREA INSIDE CITY LIMITS (acres)	PERCENT OF TOTAL LAND AREA (City Limits)	ESTIMATED EXISTING LAND USES (Acres per 100 persons)*	BENCHMARK RATIOS**
SF (Low and Medium Density)	592.5	20.5%	33.90	3.0-8.2
MH	46.2	1.6%	2.64	0.1-0.45
MF	0.2	0.0%	0.01	0.25-0.65
COM	13.1	0.5%	0.75	1.0-3.2
OFFICE	3.1	0.1%	0.17	0.05 - 0.20
INDUSTRIAL	13.1	0.5%	0.75	0.75 - 1.5
INSTITUTIONAL	25.3	0.9%	1.45	0.8
PARKS	48.8	1.7%	2.79	1.09 - 1.5
TRANSPORTATION	11.3	0.4%	-	-
UTILITIES	2.2	0.1%	-	-
UNDEVELOPED	1789.6	61.9%	-	-
LAKE	348.0	12.0%	-	-

* 2003 Population estimate of 1,748 persons

** Benchmark ratios show range of "desirable" allotment per 100 persons

The following summarizes observations of Jonestown's existing land use:

- Undeveloped parcels represent approximately 70% of the total amount of land within the city limits. This is a tremendous opportunity for Jonestown to determine what uses should occur in these areas. Additionally, it means that there is room for growth (see Population Projections).
- The ratio of low- to medium density residential use is disproportionately high relative to the benchmarks. While this is expected for Jonestown, it does indicate a lack of commercial and retail uses to meet the needs of current residents and diversify the tax base.
- Although the ratio of commercial use is somewhat low, and in consideration of the abundance of vacant land, there is opportunity for more commercial development to help diversify the tax base and offer diverse services for residents, who are currently meeting many needs outside of the community. The city should survey residents to determine those commercial activities most desired within the village and discourage those that are incompatible with the vision (big box).
- Industrial acreage per 100 persons is adequate in comparison to the benchmark numbers. A typical ratio per hundred persons for industrial would be between 0.75 and 1.5 acres. Many industries require sewer for development, and therefore industrial development will be limited by that factor.
- Jonestown's acreage dedicated for Parks comprises approximately 1.7% of total land area. This translates into 2.79 acres per 100 persons. A commonly accepted measure of municipal parkland is between 1.09 -1.5 acres/100 persons.³ This suggests that Jonestown currently has enough parkland to meet its current population needs.

Chris – add the footnote back that used to be 4 and is now 3.

3.0 FUTURE LAND USE PLAN

3.1 INTRODUCTION

The Future Land Use Element is perhaps the most important component of a Comprehensive Plan. The Future Land Use Element is not only a map indicating preferred patterns of future development, but also provides background and guidance to City staff and elected officials, the public, and the development community on why and how land should be utilized in particular areas of the community. At the core of the Future Land Use Element are the promotion of public safety, health, and well-being, and the preservation of important community features.



The Future Land Use Plan has been divided into two major components: 1) General Land Use Policies, and 2) Specific Land Use Classifications (map). These maps are coarse in nature and the text is somewhat generalized for purposes of developing a Future Land Use Strategy. Specifics for these items will be developed and will eventually manifest themselves in the land development ordinances.

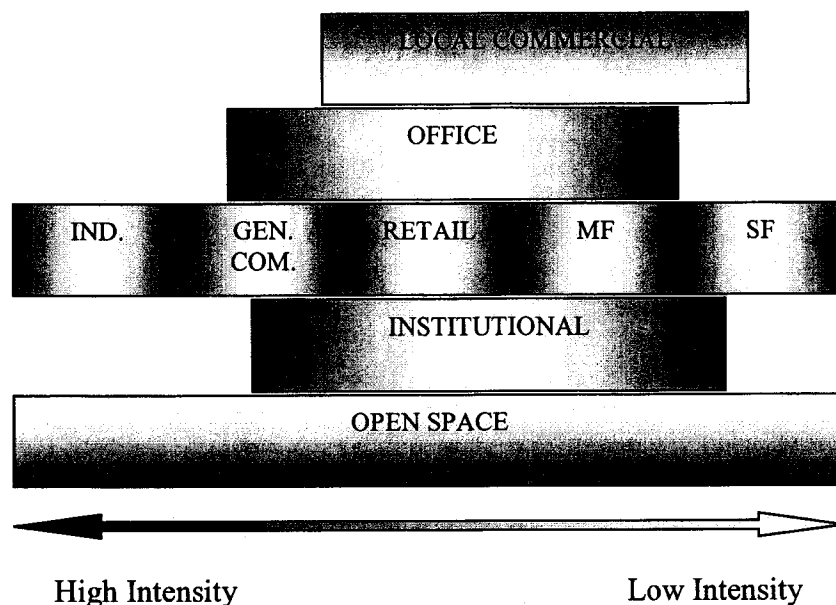
3.2 GOALS OF THE FUTURE LAND USE PLAN

From the Steering Committee meetings, public workshop, and discussions with City Staff and elected officials, several key issues have emerged: to preserve and build upon the character, to expand the economy, to improve the transportation system, and to manage growth that is compatible with the vision. These issues help to frame the goals of the Future Land Use Element.

Goal 1: The Future Land Use Element must protect the lake and hills as the core identity of the community. Jonestown does have a claim to being a gateway to the Hill Country. Dramatic topographic changes and vistas of the hills and Lake Travis are what have brought, and continue to bring, residents to claim Jonestown as "hometown". The views offered by the hills and the proximity and access to Lake Travis should not be compromised by new development, but should be capitalized on to enhance resident and visitor appreciation of the lake and hills and create points of interest.

Goal 2: The future land use element should include a balanced Land use pattern. Balance of land uses implies health and well-being for a city. While the existing land use analysis (section 2.12) indicates that the city is lacking in a balance of retail, commercial and multi-family uses (compared to neighboring cities), Jonestown needs to carefully assess how many of these land uses are actually desired by its citizens and encourage those that meet citizen desires. What is appropriate to one city is not automatically appropriate and desired by another. Jonestown is dedicated to preserving its independent, small-town feeling, so a big box store or a medium rise building will not be compatible with its vision.

Goal 3: The Future Land Use Element must provide for a compatible land use pattern. Compatibility of land use implies not only compatibility relative to adjacent uses, but also compatibility with the community's vision for its future. With respect to the former, the interface between adjacent land uses is critical to implementing a successful zoning ordinance. Transitioning of uses, as shown in the figure below is one means of achieving compatibility. On a smaller scale, structural buffers and screening requirements are necessary to offset general and specific impacts of some adjacencies. With respect to the latter understanding of compatibility, the city does not need to provide areas in its Future Land Use Plan for uses which are not consistent with its small town character, such as an auto manufacturing plant or "big box" commercial establishments. However, a very few small sensitively designed support industries for a regional plant are smart, compatible choices, which better fit the scale Jonestown desires for its future.



The community should be very restrictive in recruiting any industry and it should be of a character such that its facility would blend with a residential and office environment.

3.3 LAND USE POLICIES AND PROGRAMS

These policies provide generalized principles for all of Jonestown. They have been developed through public and Planning and Zoning Commission input. These are meant to help guide decision-making as it relates to future land development.

The following are general policies and corresponding programs which are intended to further the goals of protecting the community's rural "lake and hills" character, and balancing and ensuring compatibility amidst land uses:

Policy FLU-1: Promote managed, well-coordinated development that is consistent with the Comprehensive Plan and the Vision of Jonestown

- Program FLU-1.1: Consult the Plan regularly, in daily decisions about zoning, land use, and other development issues and applications.*
- Program FLU-1.2: Maintain a continuous and coordinated planning process and dialogue that involves citizens, stakeholders, the City Council, Planning and Zoning Commission, city departments, and other local entities in deliberations concerning policy development and decision-making.*
- Program FLU-1.3: Develop a standard requirement for separation and buffering of adjacent, incompatible or conflicting land uses as part of a set of site development regulations.*

Program FLU-1.4: Actively seek new and different means to communicate city activities to the public. Communication between the City and residents is critical to implementing the plan, and reliance on meeting notices and the local paper may not be sufficient.

Policy FLU-2: Enable a consumer demand oriented land use pattern which respects community gateways, lake views, surrounding uses, the natural environment, and that promotes a building design that adds to the beauty of the landscape.

Program FLU-2.1: Preserve critical view corridors and community gateways through incentives to cluster new development.

Program FLU-2.2: Develop a View Corridor Zoning Overlay which is based upon maximum building elevation relative to a defined view corridor.

Program FLU-2.3: Utilize the Planned Unit Development zoning district, to encourage site-specific design in important village areas such as gateways and weigh into balance issues such as: building footprint, density, traffic management, building height, view corridors, adjacent uses, buffering, connectivity, and wastewater alternatives.

Program FLU-2.4: It is in the City's long-term interest to work toward an incrementally developed community wastewater service system in order to protect the environment and to achieve development in desired areas.

Program FLU-2.5: Enforce the FM 1431 Corridor Overlay District to promote architecturally sensitive, durable, and consistent construction along the most significant roadway in the City.

Program FLU-2.6: Support voluntary, consumer/market-based opportunities in identified nodes to enable alternatives to conventional septic systems, as a means of creating desirable business opportunities and protecting the long-term public health.

Policy FLU-3: Plan for appropriate additional retail and commercial service areas in identified nodes on FM 1431 and place on the Future Land Use Map, to increase opportunities for residents and business development.

Program FLU-3.1: Allow appropriate revisions to the current zoning map so as to be consistent with the Future Land Use Map, once adopted.

Program FLU-3.2: Given the topographic constraints to large development, encourage clustering of development in "nodes" which will provide additional retail and services desired by the community. While there are many possible locations for these "nodes", attention must be given to avoid continuing the configuration of "strip development" along FM 1431 which has dominated in the past.

Program FLU-3.3: Coordinate roadway planning with TxDOT to ease circulation around retail areas, such as turn lanes, signalization, and driveway access. While limiting curb cuts, encourage secondary streets to service these commercial "nodes".

Program FLU-3.4: A transitioning of compatible land uses is encouraged in the ETJ. As areas become incorporated, zoning decisions should be cognizant of future adjacent uses, with the intent of protecting property values.

Policy FLU-4: New development should pay for its own infrastructure needs.

Program FLU-4.1: Develop tools, such as impact fees and dedication requirements, that will allow new development to help pay for needed services, such as drainage infrastructure and parks.

Program FLU-4.2: Where feasible, practicable, consistent with the comprehensive plan, and beneficial to existing residents the City should consider participation in oversizing of new development infrastructure, such as wastewater.

Policy FLU-5: Jonestown should strive to become a disaster-resistant community, through an active understanding of its floodplains, creek systems, drainage patterns, and the City's role in the management of floodplain resources.

Program FLU-5.1: Coordinate with FEMA, the LCRA, Travis County and private development in studying the drainage systems, to minimize duplication of efforts and individual entity costs.

Program FLU-5.2: Begin efforts to strengthen the Jonestown's Community Rating System (CRS) score under the National Flood Insurance Program (NFIP), which will lower flood insurance premiums in the community.

Program FLU-5.3: Actively pursue the acquisition of flood-prone properties.

Program FLU-5.4: Continue to require the dedication of drainage easements for all drainage systems and designated floodplains.

Program FLU-5.5: Consider requiring additional floodplain buffer area dedications as a means of protecting lives and property, based upon a comprehensive drainage study.

Program FLU-5.6: Using best engineering methods, identify areas in the city's jurisdiction for potential regional stormwater management sites.

Policy FLU-6: All areas within the City of Jonestown should have coverage from within 1-1/2 miles of fire, police, and emergency medical services.

Program FLU-6.1: Begin discussions and coordination with the Travis County Emergency Services District #1, which provides fire services and Austin/Travis

County EMS, which provides emergency medical services, to determine optimum locations for future stations. The site should be a minimum of one acre in size, and not be located within a neighborhood, or directly at a major intersection. The site should also be located outside of the 100-year floodplain.

Program FLU-6.2: The city should continue to ensure excellent police response by determining optimum locations for future substations.

Program FLU-6.3: The City should continue its cooperative arrangements with Austin/Travis County EMS for emergency medical services and Travis County Emergency Services District #1 for fire services

3.4 THE FUTURE LAND USE MAP

The goal of the Future Land Use Map is to, as practicably as possible, tie the goals and objectives of all of the elements of the Plan into a balanced, guiding map. Designating a use on the map indicates that the community feels that the particular area is best suited for that kind of use, considering its future population, strategic position, physical and man-made constraints, and surrounding uses. It is important to remember that this map is provided to stimulate community discussion on the location of "nodes" relating to all potential land uses. It is not intended to dictate to the city where those specific activities would have to be placed, but instead, to generate discussion by Jonestown citizens and the Planning and Zoning Commission on their appropriate placement on the new Future Land Use Map which will be published after additional analysis of topography etc.

It was noted in the analysis of the existing land use patterns that the City has an abundance of vacant land in its city limits and ETJ. This presents a great opportunity for the city to shape its physical make-up. A healthy city has a proper balance of land uses. The following table shows the estimated needed acreage of each land use category to meet the land-needs of its 2015 population.

Comparison of Acres Provided to Acres Required, for Each Land Use Classification, on the Future Land Use Map.

Source: Espey Consultants, 2005

LAND USE DISTRICT	BENCHMARK RATIOS**	TARGET RATIO	ACRES REQUIRED TO MEET POPULATION OF 5,000	ACRES PROVIDED IN FUTURE LAND USE MAP
SF (Low and Medium Density)	3.0-8.2	8.20	410	#
MH	0.1-0.45	0.35	17.5	#
MF	0.25-0.65	0.40	20	#
COM	1.0-3.2	2.00	100	#
OFFICE	0.05 - 0.20	0.20	10	#
INDUSTRIAL	0.75 - 1.5	0.75	37.5	#
INSTITUTIONAL	0.8	0.80	40	#
PARKS	1.09 - 1.5**	1.50	75	#
TRANSPORTATION	-	-	*	#
UTILITIES	-	-	*	#
UNDEVELOPED	-	-	*	#
LAKE	-	-	*	#
TOTAL	-	-	*	#

Notes:

Mixed use area (31.4 ac) allocated as follows: 50% Retail/Comm, 25% Office, 15% Multifamily, 10% Institutional

(-) Denotes not applicable

(*) Denotes included in adjacent land uses

(**) Denotes a range which may differ from NRPA standards

To be determined

The following sections describe the land use classifications and the reasons for their placement in particular areas. Each area designated on the plan also carries a series of land use codes to offer further guidance about the priority use for these areas, and other use types which may be compatible and desirable. The Future Land Use Map will provide a nodal development concept.

Single Family (SF) – Single family residential is proposed in nearly all parts of the city, to ensure a multitude of choice in single-family housing. The density of this housing will vary depending on the availability of utilities and the housing market. Other uses which may be compatible amidst single family use are: parks, limited public/civic uses, agricultural, and local commercial.

Manufactured Housing (MH) – Currently, the City has ample land area available to manufactured housing, which is sufficient in its present proportion to meet the needs of the 2015 population. There will be increasing pressure to allow areas within the City for manufactured housing. This type of housing is very closely regulated by HUD and does offer affordability. There are no additional areas specified for Manufactured Housing.

Multi-Family Housing (MF) – There is very little multi-family presently in the City of Jonestown, in any of its forms: townhomes, duplex, triplex, fourplex or apartments/condominiums. Enabling a better offering for this type of housing will help market choice and affordability issues in the City. The downtown area may wish to allow limited forms of multi-family, depending on availability of sewer, design guidelines, and traffic issues. Because of their density and design, multi-family can also often respond to irregularly shaped properties better than other types of housing. Multi-family can work well in mixed-use areas under a Planned Unit Development (PUD). Multi-family can also serve as a buffer use between more intense uses such as retail and commercial, and quieter, interior single-family. In any case, multi-family is dependent upon sewer service.

Public Uses (PUB) – Public uses include government, utility, cemeteries, institutional, civic, and educational. Many of these uses currently exist near downtown and offer convenience and civic benefit due to their centrality. The future land use plan enables expansion of the existing uses where possible and desirable. As the city grows, it will need to make decisions at the right time about how and where to

expand. Much of this decision lies in opportunities to partner with the private sector, as well as opportunities to move some city functions to decentralized locations. The City Facilities Element discusses these alternatives in more detail. Pedestrian and bicycle linkages between these facilities is also desirable.

Parks (P) – As the Parks Plan component discusses, there is currently sufficient acreage to meet current population needs, and even enough to meet 2015 population needs. Acquisition of flood prone and undevelopable land, conservation easements for open space preservation, and development of facilities in current parks are likely going to be the means for enhancing the city's park system. Trails linking the parks are an important acquisition need essential to promoting connectivity.

Commercial Uses (COM) – For the purposes of this Plan, commercial uses are described together in general areas on the Plan. For the purposes of general land use planning, "commercial" areas are intended for areas of commerce. Within those areas, there are distinctions to be made concerning more specific classifications, such as General Commercial uses, Retail uses, Office uses, local (or neighborhood commercial), and Planned Unit Developments (PUDs).

The most desirable combinations of commercial uses are described in the series of descriptor codes. The overall strategy with respect to Commercial Uses is to situate them in nodes which have visibility and are adjacent to but off of major traffic arteries, and with respect for neighboring, less intense uses. Facilitating a variety of commercial possibilities will reward the City greatly in tax revenue. However, the manifestation of this growth will be dictated primarily by subdivision and zoning ordinances, and building standards. In order to ensure the highest quality development at these "gateways" to the City, specific design guidelines must be followed.

Generally, the following types of uses will be compatible, and particularly so with building design standards recently adopted:

- *General Commercial*
- *Retail*
- *Office*
- *Local Commercial, and*
- *Planned Unit Developments*

Mixed Use (MLX) – Mixing uses, traditionally antithetical to zoning, has demonstrated great success in creating interesting civic environments in many cities across Texas over the last 20 years. Mixing retail, commercial, office, civic, and residential uses allows for greater development concept feasibility, better utilization of sites with difficult topography, and density which can be economically synergistic. Mixed use development plays well into denser, nodal type developments, and can better cost-justify significant, initial infrastructure investments. A Planned Unit Development is the ideal mechanism for enabling mixed use.

Industrial Uses (I) – Industrial uses, though not a likely component of Jonestown's economic base, can offer employment opportunities as well as help diversify the tax base. The only industrial area in Jonestown is along FM 1431, and this is technically a warehousing business, which can be considered light industrial. However, the City's zoning ordinance does enable this use, and its potential placement must be guided by the Future Land Use Map.

FUTURE LAND USE MAP

TO BE DEVELOPED

4.0 PARKS, RECREATION AND OPEN SPACE

4.1 INTRODUCTION

The Jonestown Parks, Recreation and Open Space Plan is intended to provide guidance on future decisions concerning capital improvement needs, recreation programming needs, and other park programs for the citizens of Jonestown.

The City of Jonestown recognizes that parks and open space are an integral component of what makes a community a great place to live. Therefore, this plan element addresses the current and future recreational and open space needs of Jonestown-area residents by providing policies and programs that will be implemented in order to attain the goal for Parks, Recreation, and Open Space and to ensure its implementation.

Parks and Recreation Goal
To enhance and develop parks and recreation opportunities in order to meet the needs of all residents of Jonestown.

This Plan Element outlines a set of community park and recreation priorities, identifies specific park development projects, and includes a schedule for carrying out the identified park projects. The primary goal of this plan element is to greatly enhance the quality of life enjoyed by the citizens of Jonestown, thereby ensuring that Jonestown remains a great place to live, work, visit, and raise a family.

4.2 PARKS AND RECREATION MASTER PLAN POLICIES

The following policies and programs have been developed to assist the City of Jonestown with implementing the Parks and Recreation Plan and meeting the priority parks and recreation needs listed above:

Policy PR-1: Connect Existing and Future Parks

There is discussion in the transportation plan that connecting neighborhoods is a priority through hike and bike trails, rather than vehicular connections. As such, this policy becomes a priority for Jonestown.

- | | |
|------------------------|--|
| <i>Program PR-1.1:</i> | <i>Identify priority trail projects.</i> |
| <i>Program PR-1.2:</i> | <i>Identify funding for trail development.</i> |
| <i>Program PR-1.3:</i> | <i>Encourage sidewalks as well as hike and bike trails in future developments.</i> |
| <i>Program PR-1.4:</i> | <i>Coordinate with TxDOT on a means to cross FM 1431 to allow residents west of FM 1431 to walk safely to Jones Brothers' Park, via the VFD Park and adjacent greenbelt or Park Rd.</i> |
| <i>Program PR-1.5</i> | <i>Plan for a means to connect Pecan Park and parks along Reed Parks Road to Jones Brothers' Park. This will involve site-specific route planning, and likely external sources of funding.</i> |

Policy PR-2: Improve Existing Parks with New Equipment.

Some of the equipment in the existing city parks is out of date and needs to be replaced.

- | | |
|------------------------|--|
| <i>Program PR-2.1:</i> | <i>Develop a budget for park equipment and include as part of annual Capital Improvements Plan or General Budget line item.</i> |
| <i>Program PR-2.2:</i> | <i>Continue to use and monitor effectiveness of Park Dedication Fee allowing for dedications "in lieu of fee" so that future developments will either provide funds for future parks, or provide public park spaces.</i> |

- Program PR-2.3: Provide incentives for developers and landowners to develop parks and trails as well as preserve open space.*
- Program PR-2.4: Explore partnerships with Travis County, Pedernales Electric Cooperative, and the Lower Colorado River Authority in order to leverage resources for expanded park, recreation, and open space development/preservation.*
- Program PR-2.5: Develop park standards for any new private and public parks development.*

Policy PR-3: Preserve Open Space

Open space preservation will help to retain the small town feel of Jonestown and will enhance the physical connectivity within the community. Open Space serves a variety of important functions with the Jonestown Community. These Functions are representative of the following:

- Preserve, Conserve, and Maintain natural formations and Features
- Utilize open space for recreational opportunities and programs
- Preserve and enhance features within areas of developments that may be protected and secured for quality of life opportunities
- Protect and enhance the public health, safety and welfare
- Conserve and reserve land not adequate for development for commercial land/or residential opportunities.

Program PR-3.1: Identify Areas to be preserved, but include both the East and West "Gateway" areas, significant trees, and "greenbelt areas (see above)" where economically viable

Program PR-3.2: Develop standards and programs for open space use (e.g., passive recreation), including the following:

- All areas that completely fall within the floodplain, and significant drainage ways in Jonestown.
- All areas that are adjacent to or include one acre or more bodies of natural surface water.
- Areas that preserve, enhance, or create views of vistas adjacent to road-ways, especially urban corridors and thoroughfares.
- Areas that have historical or archeological significance.
- Areas along utility easements, abandoned railroad lines pipelines or right-of-ways
- Areas with slopes greater than 20%
- Areas that contain wetlands at least 30 days of the year
- Areas that provide linkage to open space parks, community facilities, neighborhoods and schools.

4.3 INVENTORY OF PARK AND RECREATION FACILITIES

The City of Jonestown, Steering Committee and consultants inventoried all of the recreation facilities available to Jonestown citizens. The following is a list of the current city-owned parkland, which can be found on the Future Land Use Map.

- Jones Brothers Park – 38.45 ac
- Veteran's Park – 0.5 ac
- Shady park – 1.43 ac
- Pecan park – 1.3 ac
- Laura Reed Park – 10.3 ac
- David Reed Park – 11.1 ac
- Greenbelt from Jones Bros park to city hall – 6.9 ac

The City currently owns a total of 69.98 acres of dedicated parkland. A Comprehensive Parks System Master Plan defines and identifies needs as they relate to the satisfaction of the goals and policies of the plan. It is difficult to define a standard that exactly meets the needs of all its users. A commonly used standard measures parkland to population. The National Park and Recreation Association recommends approximately 10 acres of parkland per 1,000 people for local governmental entities. **Presently Jonestown has a ratio of 69.98 acres of City parkland for 1,744 population, or 40.13 acres per 1000 people – nearly four times the amount of the national standard.** This demonstrates that the city has recognized the need for parkland for its future, and speaks to the community's desire to have undeveloped space in its city pattern.

4.4 PARKS AND RECREATION PRIORITY NEEDS

A Comprehensive Plan survey was placed on a website and advertised to area residents and businesses in the local newspaper, *The Log*. Several questions pertaining to parks and recreation were included as part of this survey. Sixty respondents completed the survey. This information was combined with input from City staff and Parks and Recreation Board Members, as well as input received during Steering Committee meetings and a public workshop. This combined input on parks and recreation was used as the starting point for determining the City priority needs (Survey results are found in the Appendix).

In order to develop the final needs list, the Steering Committee reviewed the results of the citizen survey and the citizen workshop and developed the following priorities. The final prioritized list of Jonestown's park and recreation needs is shown in the following table:

Table 8: Priority Needs

Priority	Facility Type
1	Trails for walking, jogging, and biking
2	Nature Area / Open Space preservation
3	Playground equipment

4.5 PARK AND RECREATION FACILITY DEFICIT / SURPLUS

The City has adopted the park and recreation facility standards listed below (Table 9) that are the same standards recommended by the National Recreation and Park Association (NRPA) in its *Park and Open Space Standards and Guidelines*.

Table 9: Park and Recreation Facility Standards⁵

Facility Type	Space Required	Number of Units per Population
Trail (multi-use)	Varies	1.5 mile per 1,000
Picnic Site	Varies	15 tables per 1,000
Nature Area / Open Space	1 acre minimum	2 acres per 1,000
Picnic Pavilion	50' x 75' average	1 per 1,000
Playground	0.25 - 0.5 acre average	1 per 1,000
Swimming Pool	0.5-2 acres	1 per city(<50,000 population)
Tennis Court	60' x 120'	1 per 1,000
Volleyball Court	4,000 s.f. minimum	1 per 750
Basketball Court	5,000-8,000 s.f.	1 per 1,000
Soccer Field	1.5-2 acres	1 per 2,000
Baseball / Softball Field	up to 300' outfield	1 per 750

The result of applying the City's park and recreation facility standards to the city's projected population in 2015 (5,000 persons) yields a current deficit for some priority recreation facilities as shown in the table below:

Jones Brothers Park: 68 Total Facilities

- 1 Ball Diamond with 1 set of bleachers
- 2 Drinking Fountains
- 1 Sand Volleyball Court
- 1 Playground
- 1 Tennis Court
- 2 Basketball goals
- 1 Large Picnic Pavilion
- 1 Small Picnic Pavilion
- 7 Single picnic pavilion with one 6' table
- 1 Boat Dock
- 3 Boat Ramps (double wide)
- 7 Concrete Picnic Tables (need to be replaced)
- 5 6' Polyvinyl Benches

⁵ These are the same standards adopted by the National Parks and Recreation Standards.

- 15 Polyvinyl Picnic Tables (14 -6' and 1 -handicap accessible)
- 1 Launch office building
- 16 BBQ Grills (some in need of replacement)
- 1 18 ' Steel & wood picnic table
- 1 12 ' Steel & wood picnic table
- 1 Flexbase Boat Trailer Parking Area

Veterans Memorial Park: 7 Total Facilities

- 3 Concrete Picnic Tables (need to be replaced)
- 1 BBQ Grill
- 1 Veteran's Memorial
- 2 Flag Poles

Table 10: Priority Needs Deficit (by 2015)

Priority	Facility Type	Current Number	Facility Standard	Current Facility Deficit
1	Trails for walking, jogging, and biking	0 miles	6 miles	-6 miles
2	Nature Area / Open Space preservation	21.4 acres	4 acres	
3	Park equipment (including benches, water fountains, and playground equipment)	75 items	60 items	

Note: The Facility Standard and Current Facility Deficit / Surplus numbers are rounded to the nearest whole unit of measure.

The Priority Deficits Table above clearly demonstrates that by applying the National Park and Recreation Standards to Jonestown's park and recreation priorities one can see that there is a per capita deficit for some priorities. Jonestown is currently underserved in terms of benches, and trails for walking/jogging/biking. Applying these standards has provided evidence to the City Council and Steering Committee that the priority park and recreation needs are, in fact, areas that the City should concentrate resources to meet the needs of current residents. Jonestown will need to be proactive to effectively provide the park and recreation facilities to serve the population growth that is anticipated in Jonestown.

4.6 IMPLEMENTATION

The final step in the park master planning process was to develop an implementation plan that outlines specific projects and timelines for project development. The implementation plan is listed below.

Table 11: Park and Recreation Implementation Plan

Estimated Completion Date	Priority	Project Description
2007	1	Trail Development. This cost is difficult to ascertain without detailed route analysis. The City can either purchase this land for trails through fee-simple arrangements with landowners or help landowners develop conservation easements. Development of these trails can be funded through dedicated funding, in-lieu fee collections, grants, or bonds.
2015	2	Open space preservation: Preservation of agricultural lands as well as preserving open space on soon-to-be developed residential tracts for passive use. Dedication of conservation and/or drainage easements can facilitate this preservation in new developments. Zoning for larger lots will also help preserve open space, as will cluster or nodal-type development.
2007	3	Picnic Areas: Developing picnic areas throughout Jonestown will provide a venue for residents to socialize.

The City of Jonestown will update the Parks and Recreation Master Plan on an annual basis prior to the update of their Capital Improvement Plan, so that appropriate funds are available for park and recreation facilities that are deemed appropriate for that fiscal year.

5.0 ECONOMIC DEVELOPMENT

5.1 INTRODUCTION

The City of Jonestown has a Chamber of Commerce that assists local business expansion largely through joint marketing and networking efforts. The City does not currently have a dedicated staff person who is responsible for helping existing businesses expand or recruiting new businesses to Jonestown. The City does not do any marketing other than the Chamber activities mentioned above. The sales tax revenue has steadily

increased but has leveled-out over the past few years. Nearly 70 percent of Jonestown's workforce (who does not work from home) traveled more than 30 minutes to work – indicating that the majority of its working residents travel outside of Jonestown for work.

The City is not interested in large big box retailers or heavy commercial or industrial users moving to Jonestown. Nevertheless, the community does recognize that providing more business opportunities locally can enhance the tax base and provide job opportunities locally – allowing workers to spend more time at home and with their families.

Economic Development Goal
To provide needed services for the community, increase the tax base and job opportunities, while preserving and enhancing the community character.

5.2 ECONOMIC DEVELOPMENT POLICIES AND PROGRAMS

Policy ED-1: Preserve and enhance Jonestown's natural resources while expanding the economy.

Some of the most important values that have been identified by the public are natural resource and community character protection and enhancement. Therefore, economic development policies and programs have been crafted to enhance the economy while adhering to these important community values. This can be a difficult balancing act, yet a very important policy for the community.

- Program ED-2.1: Identify businesses that are not detrimental to Jonestown's natural resources or community character*
- Program ED-2.2: Identify the most appropriate locations within the City where nodal business development should be encouraged.*
- Program ED-2.3: Contact the Small Business Development Center about having a small business assistance seminar in Jonestown semi-annually.*

Policy ED -2: Promote Jonestown as a Tourist Destination

Tourism can be one of the cleanest industries and has a multiplier effect on a community's economy. Texas tourism is a growing industry and has become one of the top income producers for the economy. Tourism can also take many forms such as Bed & Breakfasts, arts and crafts shows/festivals, sports events, and museum attractions. All of these, as well as other similar projects have been identified as programs to pursue. For Jonestown to become competitive as a tourist destination, Jonestown needs to enhance its "product" and focus its marketing and promotion efforts around one common theme or unique attribute.

- Program ED-3.1: Partner with a local kayak and canoe outfitter and actively market recreation tourism.*
- Program ED-3.2: Support future performing arts programs.*
- Program ED-3.3: Promote festivals and encourage additional community festivals.*
- Program ED-3.4: Develop sophisticated marketing materials including a website, and Gateway logos*
- Program ED-3.5: Participate in state and regional tourism efforts offered by the State of Texas such as the Hill Country Heritage Trails program.*

6.0 CITY FACILITIES

Public facilities play a vital role in the every day life of a community and its citizens. These facilities are landmarks within the community, gathering places for community events, and play an important role in creating the community's identity. Aside from the role these facilities play as community icons, they also serve a very basic function. They are the buildings that house the offices occupied by municipal employees and are frequented by citizens, business people and customers doing business with city government.

City Facilities Goal
Provide quality services to the community, maintain sufficient space for city employee growth, and set a building design standard for non-residential buildings.

Growth in city employees is the primary driver for additional or expanded city facilities. Utilities, annexation and population growth impact the number of employees that the City of Jonestown needs in order to maintain a certain level of service. As population, geographic area and service delivery increase, so does the need for city employees. Growth in population seems to be most highly correlated to historical growth in city employment, therefore it was the main benchmark used when projecting for future facility needs. Total employment has grown slowly over the past five years - with some departments growing at a slower rate, some close to the same rate and others at quite a faster rate. The police department has grown the most over the last few years. The City recently hired a Building Inspector but does not intend on hiring any new personnel for at least another year.

6.1 EXISTING CITY-OWNED FACILITIES

The City of Jonestown has the following departments or services that are housed in facilities owned by the City of Jonestown: City Council Chambers/Court Room, City Administration, Public Works, Emergency Medical Services (EMS, staffed and equipped by Travis County), Library, and Police. The City owns several buildings in Jonestown including the following:

Table 12: Inventory of City-owned Facilities

Facility	Square Feet (SF)	Operations
City Plaza Building	13,100	City Council Chambers/Court Room City Administration, Library, plus leased space (see below)
EMS Building	2,200	Emergency Medical Services
Police Department	1,062	Police
Public Works Building(s)	1,800, 450 (portable)	Public Works, Maintenance Bldg.
Simons House	908	Vacant

Of the 13,100 SF of the city-owned Plaza building, the city only utilizes 6,525 SF and leases the remaining 6,575 SF to: United States Post Office (370 SF), Jonestown Water Supply Corporation (1050 SF), Travis County (4,675 SF), and to a private company (480 SF). The Plaza building has 6 years remaining before the debt on the building is retired. Additionally, lease revenue of approximately \$64,200 per year from the spaces leased to other entities pays for any debt payments, which average \$56,412 for the next 6 years.

6.2 EXISTING CITY-OWNED LAND

In addition to its building inventory, the city also has a number of vacant or unused parcels of land that may be considered for future facility needs. Following is a list and description of the primary land holdings of the city that are vacant:

- **Vacant** - 0.86 acres at the intersection of North Park Drive and Park Drive, and faces the VFD building. This land also abuts a vacant natural drainage area that could be used as a trail to the Jones Brothers Park.
- **Retirement Village** - Lot 34 10606 Canyon St., donated to city- next to park.
- **Retirement Village #2** - Lots 1 & 2 at end of Sandy Lane across creek-probably not accessible
- **Round Rock Rd.** - 0.167 acres that is now part of street that connects to FM 1431
- **Canyon Lands** - 6.538 acres, Travis and Jonestown Canyons
- **Shady Pool** - lots 22 & 23, Terrace Plaza

6.3 PRIORITY NEEDS

The City will need to add new employees to meet the demands of a growing population. Based on the projected population of 5,000 persons by 2015, the City will need to add several employees in most departments. There are current critical needs for additional space, but the City should also consider a long-term strategy for providing enough space for additional workers.

The question for the city to decide may be in terms of what services can be logically decentralized from the current centralization of city facilities, without long term disruption to efficiency of city operations. From a fiscal perspective, the City is close to having no debt with respect to the current city administrative offices and the Plaza building. The relationship of this idea to its current and future options is explored below.

6.4 SHORT TERM NEEDS (1-3 YEARS)

The City does face immediate needs for replacement, expansion, renovation or construction of facilities. The immediate needs are based upon the most critical shortages of space and/or maintenance needs of particular facilities. Below is a list of the most critical needs that should be addressed as soon as possible.

6.4.1 Police Department

The Police Department is a relatively old building (date of construction not known at the time of this report) and as such maintenance issues on this building are paramount. Additionally, the Police Department needs additional space. One school of thought is that the City could purchase a portable structure that is well-built and well-designed to accommodate their short-term needs. This is certainly the most fiscally-conservative approach to meeting the needs of these two groups. However, a longer-term approach to meeting their needs should be further discussed.

In most cities, police, fire and EMS logically situate their facilities to provide optimum response times across their service area. The current station location provides excellent coverage to almost every point in the city, with the exception of newer areas to the west. As the city grows, and more development continues in this part of the city, there may be a need to develop a substation towards the west end of town. Calls for service in this area should be monitored over time to substantiate the need for another substation.

6.5 LONG TERM NEEDS (4-10 YEARS)

These needs should be reviewed more closely as staff growth occurs, but planning should be done in the near term to be able to accommodate these needs before they reach a critical state.

6.5.1 City Hall

- As mentioned above, only half of the City Plaza Building (where City Council Chambers/Court Room, and City Administration offices are located) is used by the City. Appraisals show the building to be worth \$750,000-\$1,500,000. The location of the building is ideal for public services and would also be attractive to the private sector, should the City ever decide to sell this building.
- The City could grow its departments (including the library) within the existing Plaza building if current tenancy declines, but this building is in an ideal location for private sector use and it may serve the community better in the long-term to sell this building and consider an alternative location for an improved City Hall.

6.5.2 Library/Civic Center

- The library has recently undergone a minor renovation to accommodate its growth in collections and services. However, given its popularity, the library will soon outgrow this space.
- One priority that citizens expressed in the survey was a civic center or community gathering place. Libraries often serve this purpose, but the current library is limited in its ability to serve as more than just a library.

6.6 STRATEGIES FOR CITY FACILITIES

As mentioned above, the space needs for city facilities and its current lack of space present significant challenges. Several strategies, however, do exist, which must be contemplated amidst numerous timing variables:

6.6.1 Strategy 1 – “Stay Put”

In this strategy, the City holds on to its present facilities. Income from non-city tenants may be more than the tax revenue from the building if it were put back on the tax rolls. Police maintain their current location, possibly building substation facilities if needed. One alternate of this strategy is for the library to build its own complex and city administration and municipal court can take over the library space, as time moves on and the need is clear.

6.6.2 Strategy 2 – “Actively Seek Land for a New Complex”

Under this strategy, the city seeks to purchase land for a new municipal complex. There is not likely sufficient land to develop a new municipal complex in the current complex of city land, unless the city can acquire all of the property along North Park Drive and can implement a centralized wastewater system or other compact OSSF. If centrality is important to the city in delivering its services, there are less available properties of a size and configuration that would support a new complex within the central part of Jonestown. It is assumed in this scenario that the city sells the Plaza building to use towards the new land. Bonds would likely need to be issued to finance construction.

6.6.3 Strategy 3 – “Look for Potential Public/Private Partnerships”

With this strategy, the city can cost-participate in the construction of a new facility in conjunction with a private development. While this is dependent upon numerous variables, it may be an opportunity to create an exciting civic and business center in the community, consistent with the concept of a nodal, mixed-use development. Administration, municipal court, the library, and a civic center could be housed in the complex.

6.6.4 Strategy 4 – “Renovate the Plaza”

Once the city owns the Plaza Building, it might consider using this equity to renovate the Plaza building. Most likely, one or two additional stories would provide ample space for administration, municipal court, and the library, as well as additional lease space. Investigating this option further would require enlisting the services of an architect and structural engineer to determine a basic feasibility. Wastewater service requirements would likely exceed the current septic system capacities, and the need for temporary space must be considered. This strategy, as with Strategy 3, presents an opportunity to create an exciting, mixed use project to anchor the city. Also, with this option, all municipal functions remain very accessible to one another.

The immediate facility needs should be addressed as soon as practical. An architectural firm should be engaged to discuss these strategies in greater detail. This consultant should determine the most cost effective and efficient phasing of new facility construction and existing facility renovation with a goal of maximizing existing facilities for long term use.

6.6.5 Funding Strategies

Due to the magnitude of the facility recommendations identified above, the City may have to issue debt and apply for grants to finance these projects. While the Council could determine to use certificate of obligation debt for some of the identified projects, the most effective funding strategy may be to assemble a multi-year bond package that is submitted to the citizens of Jonestown for approval. If a bond election is chosen by the Council as the desired funding mechanism, a citizen bond committee should be formed to review the identified facility needs and work with city staff and a design consultant to develop a facility construction program that is presented to the public for review and comment prior to the bond election.

In strategies 2, 3, and 4, the city should look for ways to help offset the cost of construction – through private partnership, additional lease space, or the construction of a civic center.

6.7 CITY FACILITIES POLICIES AND PROGRAMS

Policy CF-1: Provide quality city services.

- Program CF-1.1: Identify the Level of Service (LOS) areas for emergency service providers through careful analysis of call-for-service density and frequency, and actual response route analysis. Work with Travis County Emergency District to identify these needs within their realm of emergency services influence.*
- Program CF-1.1: Determine if additional facilities are needed to accommodate level of service.*
- Program CF-1.1: Illustrate on Future Land Use Map where additional emergency service facilities should be placed so that new developments can aid in the construction and placement.*

Policy CF-2: Develop creative and quality facilities.

The city should continue to use its current building and property assets and begin discussions with private developers who express interest in either acquiring City buildings and/or property or collaborating with the City in a public/private partnership to develop a Town Center or Library/Civic Center.

For its facilities in the downtown, the city should think creatively about ways to collaborate with private interests to co-develop facilities keeping in mind the goals and objectives outlined in this Plan Update.

Program C -2.1: Ensure that any new City building or structure be designed and built according to the most recent building design standards.

Program C -2.1: Seek opportunities to collaborate with the private sector in a public-private partnership to develop new city facilities.

7.0 IMPLEMENTATION

The City of Jonestown's Comprehensive Plan Update was developed over a four month process and incorporates a broad array of topics and issues to guide future growth and development over the next 10 years. Planning is an ongoing process, and as the City grows, the Plan will need to be reviewed, updated, and amended to ensure that goals and policies contained in this Plan are current and relevant. In order to keep the original work behind the Plan in motion, the following implementation tools can be used to work towards the goals, policies, and programs contained in this Plan.

Plan Implementation Tools

A variety of tools can be used to implement the Plan. Among these are:

- Communication
- Ordinances
- Leverage of Public Funds
- The Planning and Zoning Commission
- Annexation Plan
- CCN Application
- Impact Fees and Assessments
- Plan Review and Update
- Intergovernmental and Regional Cooperation

7.1 COMMUNICATION

One of the most important city services is to inform residents and businesses about city plans, services, and projects. Jonestown lacks the ability to send information to its residents via utility bills or via school children (Jonestown does not have a school facility and does not have any city utilities). The City does employ a "sandwich board" sign on FM 1431 to advertise meetings and other city functions. A possibility in doubling the effectiveness of these advertisements is to put a digital sign in front of City Hall that could easily be edited and updated. The City's website could also be a medium to communicate and should be constructed immediately. An annual budget item for communication should include annual website updates. Additionally, the City should explore the possibility of working with the Pedernales Electric Cooperative (PEC) or Jonestown Water Supply Corporation to put a quarterly newsletter in their billing statements to residents and businesses. One suggestion from a Committee member was to add an option to the City's phone system to hear about upcoming meetings, events, etc.

7.2 ORDINANCES

Zoning is the primary tool used by local government to implement land use policies. An effective zoning ordinance is a valid means of protecting health, safety, and welfare. It also protects property values by minimizing incompatible land uses and providing clear standards on what type of development is appropriate in certain locations. A zoning ordinance consists of an official zoning map, as well as accompanying text to specify permitted uses, density, height and bulk restrictions. Zoning changes are required by law to be consistent with the Comprehensive Plan, and any requested changes to the map or ordinance text must demonstrate consistency with the Plan or the plan must be changed. Changes in the corporate boundaries of the City also require that the Zoning Map is updated.

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. Existing zoning is not changed by the comprehensive plan. Zoning change must follow city ordinances.

The subdivision ordinance, when enforced properly with the zoning ordinance, is intended to guide proper physical development. Standards for easements, right-of-ways, street improvements, drainage, and utility

infrastructure are normally identified in the subdivision regulations. The subdivision regulations also ensure that the cost of public improvements within developing areas are borne by the developer and the new residents, rather than paid for by the established community – in other words, development pays its own way.

7.3 LEVERAGE OF PUBLIC FUNDS

Many of the programs contained in the Plan will require expenditure of public funds. However, as priority projects are recognized, the Plan provides a basis for leveraging available City money to work together with other funds, public and private. City Facilities, for example, is one area which the City will need partnering assistance to be able to implement.

7.4 THE PLANNING AND ZONING COMMISSION

As development requests come before the City, the Planning and Zoning Commission will be an increasingly important body in making decisions about how growth is guided and managed. Understanding the Plan, and its direction and impetus, will be important for members of the Commission as they advise the Council. Additionally, P&Z should provide annual recommendations on the Plan, noting the need for amendments, additions, or deletions. Training is also important for Commissioners, and the City should support efforts by the members of the Commission to seek specific training.

7.5 ANNEXATION PLAN

As a General Law City, Jonestown can only annex land on a voluntary basis. Upon annexation, State Law requires that an annexation plan be provided, which outlines the services a city will provide (e.g., water, wastewater, police protection, fire protection, solid waste service, etc.) However, if the City develops wastewater treatment facilities, the City should have the authority to require annexation as a condition of service. This will be an important mechanism to ensure that its tax base can grow relative to its service requirements, and that it can enforce its zoning ordinance.

The City should begin by identifying areas which should be annexed, begin working with those landowners, and begin developing a plan for supplying infrastructure and utility services. In this way, once annexation of an area is imminent, the City can meet the minimum regulatory requirements for annexation.

7.6 CCN APPLICATION

In the long term, Jonestown will be best served by policy that enables centralization of wastewater service. Given the constraints of terrain and disposal, centralization of the entire city is not feasible from an economical perspective. However, wherever centralization is feasible in natural aggregation, it should be permitted and encouraged. Although some property owners may not have current plans to connect to a centralized system, provision should be made for any property owner to voluntarily connect, if the property is within a serviceable area.

There are several options for the City to consider with respect to provision of wastewater service. As a municipality, the city can provide wastewater service within its corporate limits without the need for a Certificate of Convenience and Necessity (CCN). However, it is recommended that the city study obtaining a CCN for service outside of its service area. In as much, if service is to be offered outside of the City's corporate limits, it is not abnormal to certificate portions or all of the City's corporate limits at the same time the application for a CCN to cover the unincorporated areas is executed. It is not a requirement by law or statute for a city to have a CCN. However, for service outside the City's corporate limits, a CCN is necessary to protect the City's lawful service area. A CCN provides two services. One, it is an obligation to provide continuous and adequate service to qualified service applicants. Second, it affords the City protection for its assets and capital expenditures from interference from other wastewater utility service providers.

The city can offer service from one or many wastewater treatment plants with a single wastewater CCN (only one CCN is needed for the utility even when areas may be non contiguous). The City can meet the definition of a regional provider utilizing one of the definitions provided by the TCEQ (one utility providing service through multiple plants).

As stated, the provision of wastewater can be done from multiple plants. The City may either directly provide service from City constructed and purchased plants or by acquisition of plants put in by developers as subdivisions are planned and constructed. The City may provide contributions in aid of construction for oversizing the plants for potential use by additional subdivisions or individuals in the serviceable area. The City can recover these costs in an impact fee assessment for new meter connections. The original plant can be transferred to the City after an appropriate time past start up for the City to assume operations, etc. The City would have to hire or contract the appropriately licensed individuals for operations and maintenance of the plant(s).

7.7 IMPACT FEE ASSESSMENT

The basic premise behind impact fees is that new development should pay for itself, rather than existing taxpayers paying for future development. Chapter 395 of the Local Government Code outlines the process for developing impact fees. In order for cities to develop impact fees that directly relate to the cost of capital construction, a city must prepare land use assumptions for specified service areas. Once this has been completed, a capital improvements budget and plan must be developed to show the total capital costs for new development. At this point, impact fees can be adopted.

7.8 PLAN REVIEW AND UPDATE

The Plan should be reviewed and updated periodically to ensure that land use categories, goals, and implementation measures reflect current conditions, and that the Plan is achieving its stated goals. The City should adopt a Plan for Comprehensive Plan Review with a schedule and procedure for reviewing and updating the Plan. The review should assess the successes and challenges of implementing the Plan, and any changes in public needs or opinion. The Plan review and update should consist of the City Council, Planning and Zoning Commission, City staff, and the public. The Steering Committee should be engaged to assist in this endeavor.

This plan review process should include:

- An initial training session, yearly training and strategic planning sessions thereafter, on the content and implementation of the Comprehensive Plan for the City Council, Planning and Zoning Commission, and City staff.
- Development and tracking of short-term implementation goals. A yearly strategic planning session can be used to identify available resources and opportunities to work on strategies as identified in the Plan, as well as, identify new initiatives that work towards achieving the Plan's goals and objectives.
- A yearly progress report on Plan implementation presented by staff to the Council, P&Z, or other appropriate committees. This should be done prior to each budget cycle.
- Establishment of an a hoc citizens committee, with some members of the original Steering Committee, convened by the Planning Commission and City Council on a yearly basis to assess Plan progress and ensure accountability.

7.9 INTERGOVERNMENTAL AND REGIONAL COOPERATION

Intergovernmental cooperation can be another tool to work on implementation of the Goals, Policies, and Programs contained in this Plan. The City should continue to work closely with school districts, Travis County, TxDot, the LCRA, Jonestown Water Supply Corporation, Capital Area Metropolitan Planning Council (CAMPO), Capital Area Planning Council (CAPCO), Capital Metro, and other entities. The goal

of these efforts is to promote intergovernmental cooperation in the implementation of the Plan. A variety of state and federal agencies provide financial and technical assistance through various programs. Coordination of initiatives can be a tool to pool resources and technical expertise to work towards a common goal. Council members should have an active participation on boards of some of these organizations and attempt to attend their regular meetings.

7.10 IMMEDIATE PRIORITIES

Once the Plan has been adopted, the following should be addressed as soon as possible:

1. Coordinate with TxDot Area offices (Jonestown and Burnet) and discuss FM 1431 Future Land Use Plan and add a center turn lane on FM 1431 within Jonestown.
2. Continue to refine the future land use vision and adopt a future land use map.
3. Continue to update ordinances to coordinate with the comprehensive plan.

7.11 QUESTIONS, COMMENTS, MORE INPUT

Citizens who are interested in the elements, goals, policies, or programs contained in this plan are always encouraged to provide input, even after adoption of the Plan. As mentioned above, the Plan should be reviewed annually, and public input forms the basis of anything done to the Plan.

If you have questions or comments, they may be directed to any member of the City Council or Planning and Zoning Commission. Please contact City Hall at (512) 267-3243.

Appendix A
Community Issues Survey